

082.A

0002

0028.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

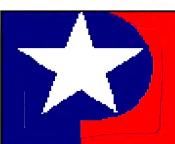
492,300 / 492,300

USE VALUE:

492,300 / 492,300

ASSESSED:

492,300 / 492,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Unit #: 28

 Owner 1: FANG CINDY  
 Owner 2:  
 Owner 3:

 Street 1: 28 ROCKAWAY LN  
 Street 2:

 Twn/City: ARLINGTON  
 St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**  
 Owner 1: SULLIVAN JAMES A/TRUSTEE -

 Owner 2: JAMES A SULLIVAN 2011 REVOCABL -  
 Street 1: 28 ROCKAWAY LN

 Twn/City: ARLINGTON  
 St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**  
 This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7703												G7	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	492,300			492,300		270270
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

PREVIOUS ASSESSMENT		Parcel ID		082.A-0002-0028.0		!15083!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	492,300	0	.	492,300	492,300
2021	102	FV	478,600	0	.	478,600	478,600
2020	102	FV	471,700	0	.	471,700	471,700
2019	102	FV	490,200	0	.	490,200	490,200
2018	102	FV	473,700	0	.	473,700	473,700
2017	102	FV	375,700	0	.	375,700	375,700
2016	102	FV	338,000	0	.	338,000	338,000
2015	102	FV	308,600	0	.	308,600	308,600

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SULLIVAN JAMES	67628-453		7/15/2016		505,000
SULLIVAN JAMES	60226-43		10/11/2012	Convenience	1
SULLIVAN JAMES	60226-22		10/11/2012	Convenience	1
SULLIVAN JAMES	58015-286		12/5/2011	Convenience	1
SULLIVAN JAMES	58015-260		12/5/2011	Convenience	1
SULLIVAN JAMES	56883-292		5/20/2011	Convenience	1
FRANKLIN ARLING	44609-399		2/8/2005		344,900

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
9/29/2004	938/941	Redo Kit	47,180			G6	GR FY06	REDO 2 BTHS, 2 SLI		7/31/2018	Measured	DGM	D Mann						
6/8/2004	545	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP		3/16/2017	SQ Returned	EMK	Ellen K						
										1/4/2006	External Ins	BR	B Rossignol						
										6/20/2005	MLS	BR	B Rossignol						
										3/29/2005	Info Fm Prmt	BR	B Rossignol						
										3/11/2005	External Ins	BR	B Rossignol						
										1/13/2000	Meas/Inspect	277	PATRIOT						
										12/1/1981		KM							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv	Full Bath: 1	Rating: Very Good		A Bath:	Rating:			3/4 Bath:	Rating:										
Sty Ht: 2H - 2 & 1/2 Sty	A 3QBth:	Rating:		1/2 Bath: 1	Rating: Very Good														
(Liv) Units: 1	A HBth:	Rating:		OthrFix:	Rating:														
Foundation: 1 - Concrete																			
Frame: 1 - Wood																			
Prime Wall: 4 - Vinyl																			
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BLUE																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average	Kits: 1	Rating: Very Good		1st Res Grid	Desc: Line 1	# Units 1													
Year Blt: 1963	A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O														
Alt LUC:	Fpl: 1	Rating: Very Good		Other															
Jurisdict: G17	WSFlue:	Rating:		Upper															
Const Mod:				Lvl 2															
Lump Sum Adj:				Lvl 1															
				Lower															
				Totals	RMS: 5	BRs: 2	Baths: 1	HB: 1											
<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Location:				Exterior:	No Unit	RMS	BRs	FL											
Total Units:				Interior:	1	5	2												
Floor: M - Multi-Level				Additions:															
% Own: 2.549999952				Kitchen:	2004														
Name:				Baths:															
				Plumbing:															
				Electric:															
				Heating:															
				General:															
<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>							
Phys Cond: VG - Very Good	4.6 %			Basic \$ / SQ: 305.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>				
Functional:	%			Size Adj.: 1.35000002						GLA	Gross Liv Ar	1,255	411.710	516,695					
Economic:	%			Const Adj.: 0.99989998															
Special:	%			Adj \$ / SQ: 411.709															
Override:	%			Other Features: 90441															
		Total: 4.6 %		Grade Factor: 1.00															
				NBHD Inf: 0.85000002															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 516065															
				Juris. Factor: 1.00															
				Depreciation: 23739															
				Final Total: 492300															
				Val/Su SzAd: 392.27															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 082.A-0002-0028.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N	Total Yard Items:													Total Special Features:	Total:				
																			